

**WOODSTOCK PLANNING & ZONING COMMISSION
REGULAR MONTHLY MEETING
THURSDAY, NOVEMBER 20th, 2014 AT 7:30 PM
WOODSTOCK TOWN HALL, MEETING ROOM 1**

AGENDA

- I. MONTHLY MEETING AT 7:30 PM**
 - a. Call to Order
 - b. Roll Call
- II. CHAIR’S REPORT**
- III. DESIGNATION OF ALTERNATES**
- IV. CITIZENS’ COMMENTS**
- V. MINUTES**

Meeting Minutes – October 16, 2014
- VI. NON-RESIDENTIAL ZONING PERMIT**

Line Master Switch/Mansion at Bald Hill, 144 Bald Hill Rd, 23’ x 23’ + 8’4” x 19’6” carport
- VII. PRELIMINARY DISCUSSION**
 - a. Shane Pollock (Paine District Estates), Paine Road (Map 5165, Block 8, Lot 4-3) – change to driveway location
 - b. Edward Wetherill, Rocky Hill & Shields Rd (2-lot subdivision Diane Nerkowski #511-05-4) – modification of subdivision
- VIII. NEW BUSINESS**

621-11-14 Dennis Pilipaitas, 1422 Rte 171 (Map 7274, Block 43, Lot 12/12 A-2) – boundary line adjustment
- IX. POCD UPDATE**
- X. PROPOSED ZONING REGULATION TEXT AMENDMENT, PROPOSED REVISIONS**
 - a. Article II, Definitions, Accessory apartment
 - b. Article IV, Section C. Subdivision, Subsection 2. Dimensional Requirements a. i & ii. Subsection 3. Standards a.a
 - c. Article IV, Section H, Lake District Uses, Subsection 2.a.ii
- XI. ZEO REPORT**
 - a. Report on Zoning Enforcement – October / November 2014
 - b. Report on Zoning Permits – October / November 2014
- XII. CITIZEN’S COMMENTS**
- XIII. BUDGET REVIEW AND BILLS**
 - a. Bills
 - b. Budget Review
- XIV. ELECTIONS**
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Regulations Review Subcommittee Chair
- XV. 2015 MEETING SCHEDULES**
 - a. Monthly Commission Meetings
 - b. Monthly Subcommittee Meetings
- XVI. ANNUAL LEGAL TRAINING SESSION – Pick a date**
- XVII. CORRESPONDENCE**
 - a. Woodstock Agricultural Commission feedback on POCD
 - b. CT Siting Council notification that Woodstock Fairgrounds at 281 Rt 169 has submitted petition No. 1119 for a 3-pole mounted cell tower
 - c. Notes from meeting 9/16/14 between Academy Headmaster, Academy trustees and members of Building and Grounds Committee
- XVIII. MINUTES OF OTHER BOARDS AND COMMISSIONS**
- XIX. OTHER**
 - a. Planning Board, Dudley, MA – notice of Annual Fall Town Meeting re: proposed zoning changes – public hearing 10/08/14
 - b. CFPZA Newsletter, Fall 2014
- XX. ADJOURNMENT**